

Apartment Stegen - Stegona € 980.000 Ref. BK1211



161 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

Exclusive 4-Room Apartment CasaClima A Nature with Private Garden – Brunico/Stegona

Description:

In a quiet yet semi-central location in Stegona (Brunico), we offer for sale a stunning and spacious four-room apartment of recent construction, maintained in pristine condition.

The property combines high energy efficiency certified as CasaClima A Nature with durable, high-end finishes. The true highlight of the home is the large, sun-drenched private garden-a peaceful oasis perfect for enjoying outdoor living throughout the warmer months.

Layout:

Living Area: Imposing and remarkably bright living space, with a smartly integrated yet tucked-away kitchen.

Sleeping Area: Two comfortable double bedrooms and a versatile single bedroom.

Bathrooms: An elegant main bathroom with a window, featuring both a bathtub and a modern walk-in shower, plus a guest bathroom.

Additional Amenities: A practical storage cellar and a spacious double garage (estimated value approx. €75,000).

The apartment will be delivered freshly painted and complete with a fully fitted kitchen (remaining furniture excluded).

Legal & Tax Advantages:

Free Property: Not subject to local residency restrictions (can be purchased as a second home or investment).
Private Sale: Subject to registration tax based on cadastral value (No VAT), resulting in significant savings on closing costs.

Certification

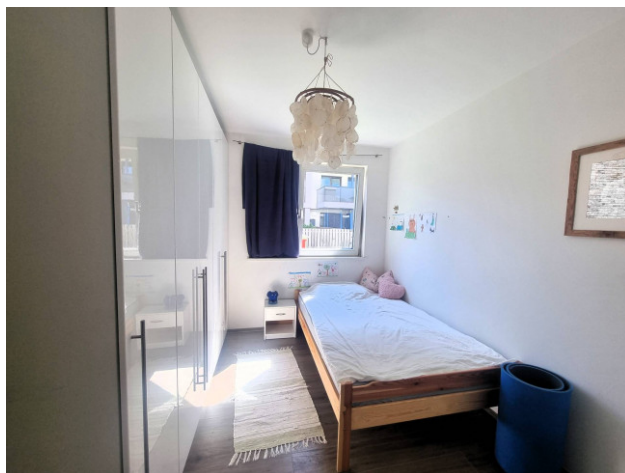
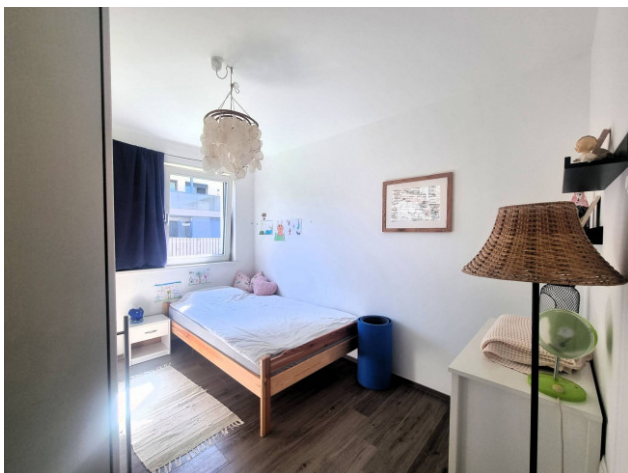
Energy Class: A4

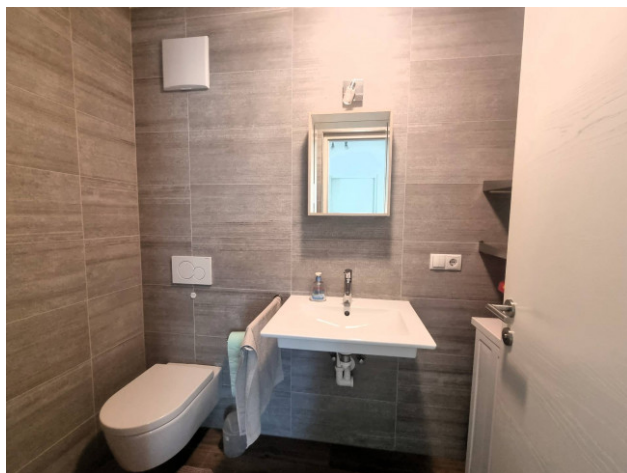
Property details

Zip Code: 39031	Total net area: 111.00
Bedrooms: 3	Bathrooms: 2
Rooms: 4	State of Preservation: Excellent
Heating: independent	Lift: Yes
Year of construction: 2018	Garden: Private
Kitchen: Exposed Kitchen	Box: Double

Features

Tv Antenna: common	Tv SAT: common	Internet coverage: fibre optic
Wiring: by law	window shutters: electric roller shutters	Bathrooms: with bathtub and shower
Free/Convenzionato: free	Heating: district heating	Taxation: cadastral value tax





MP Immoselection

Via Lützelbuch - Lützelbucherstrasse 17 - Gais - Gais (BZ) - Phone number +393479013406
 info@immoselection.it - <https://www.immoselection.it/en>
 VAT 02260040213



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